Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	44 Somers Avenue, Malvern Vic 3144

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $5,250,000 & $5,750,000

Median sale price

Median price $2,875,000 Property Type House Suburb Malvern

Period - From 16/02/2023 to 15/02/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	14 Henderson Av MALVERN 3144	$6,200,000	16/09/2023
2	1021 Malvern Rd TOORAK 3142	$5,580,000	22/09/2023
3	11 Beamsley St MALVERN 3144	$5,520,000	21/09/2023

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 16/02/2024 14:49